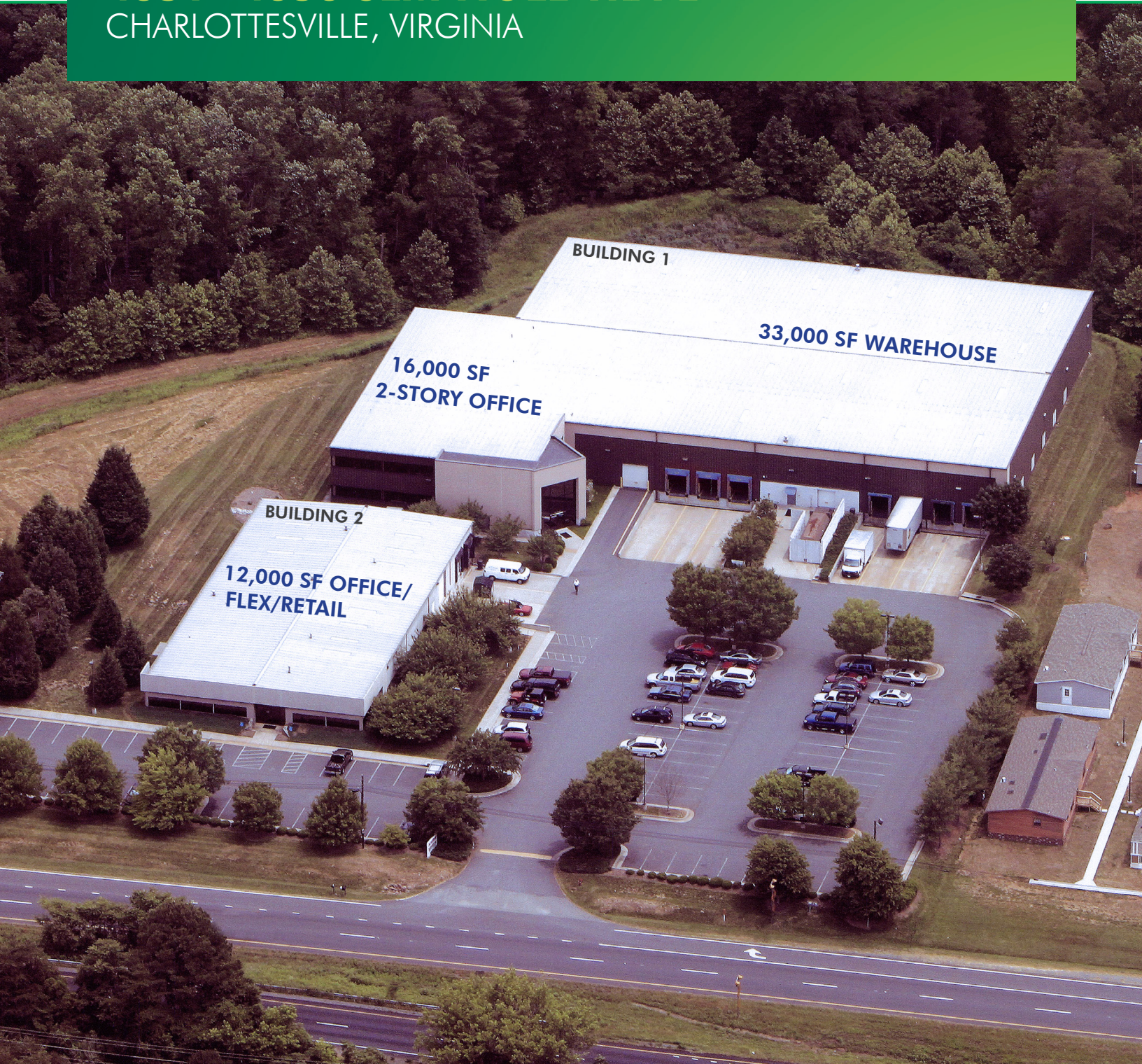


FOR SALE

INVESTMENT/USER OPPORTUNITY
4351- 4353 SEMINOLE TRAIL
CHARLOTTESVILLE, VIRGINIA



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CBRE | Charlottesville

Part of the CBRE affiliate network

FOR SALE INVESTMENT/USER PROPERTY

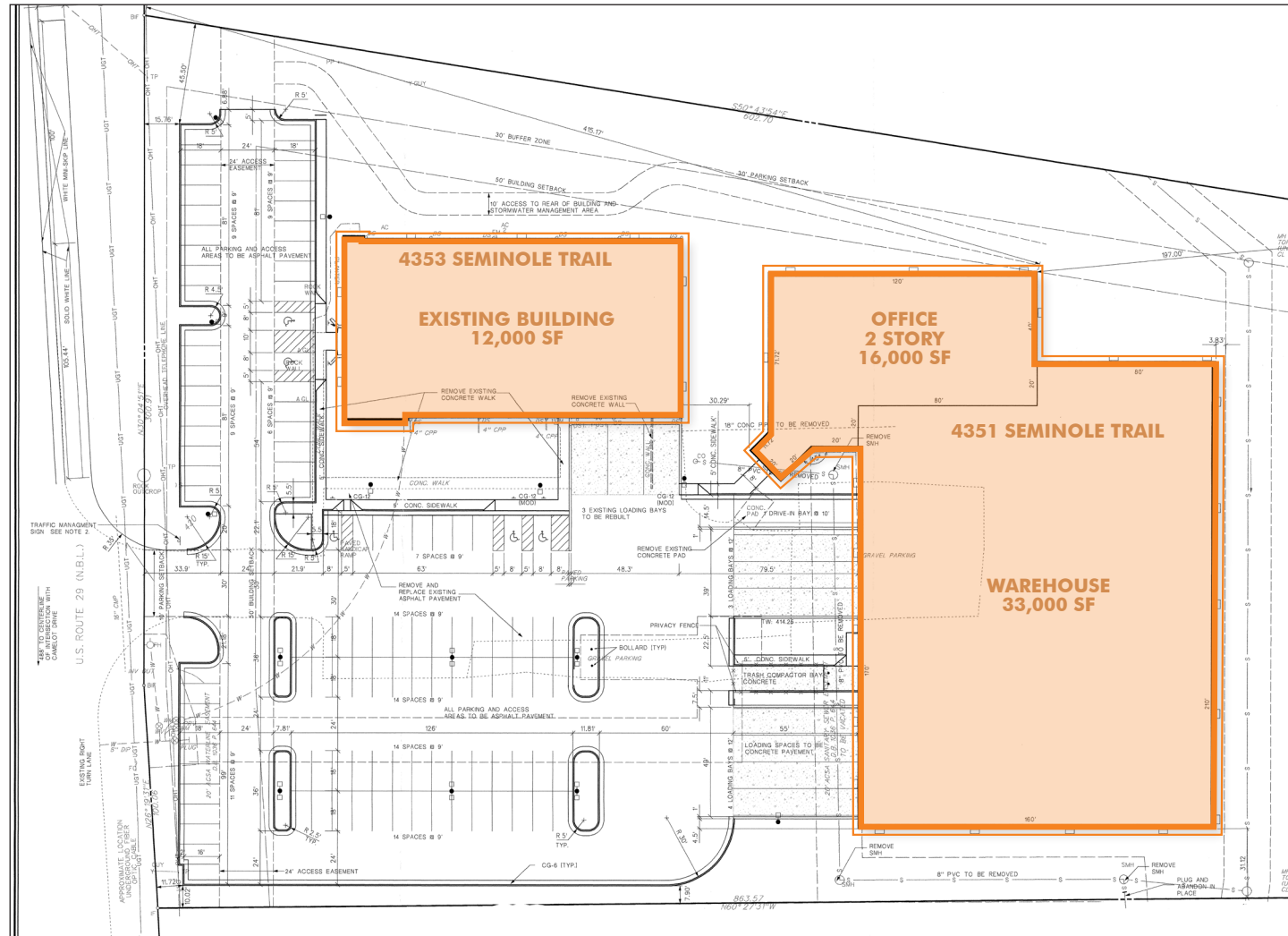


BUILDING DETAILS PRICE: \$5,500,000

- + Two buildings totaling 61,000 SF on 6.41 acres
- + Located 15 minutes from Downtown Charlottesville
- + Well maintained and in great condition
- + 34,000 VPD on Route 29
- + Corporate headquarters environment
- + Great potential for investor as multi-tenant facility
- + Lit parking area - 112 spaces
- + 11 docks, 1 drive-in door



SITE PLAN



BUILDING 1 4351 SEMINOLE TRAIL

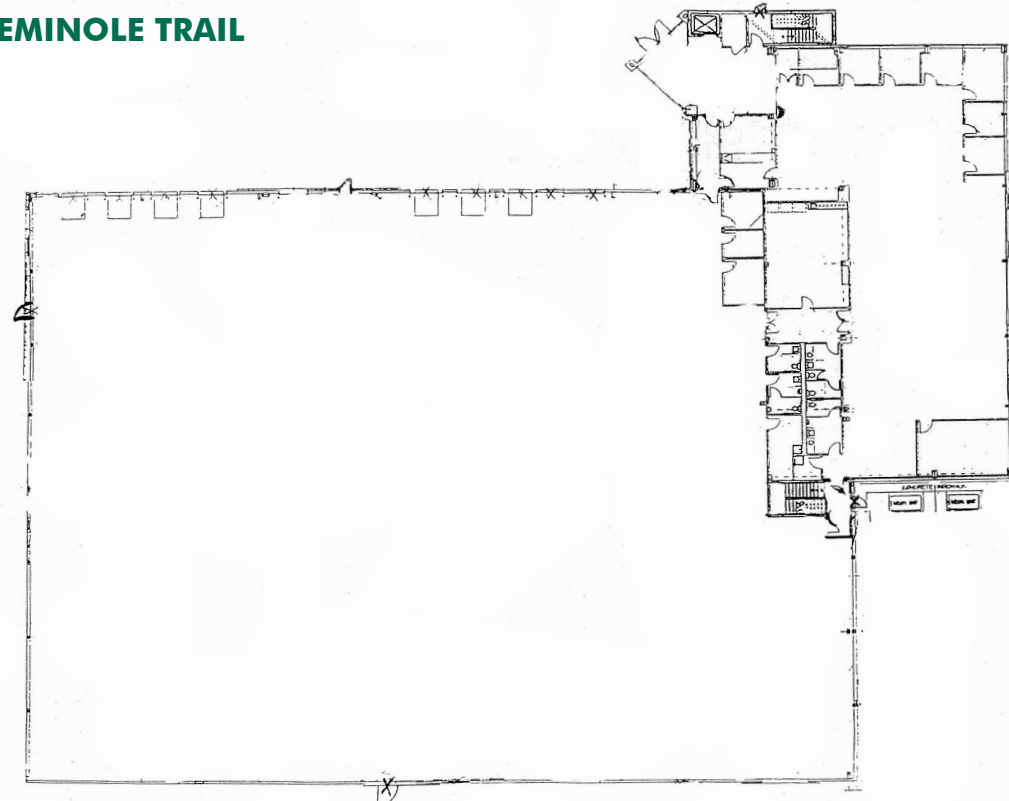
- + 49,000 SF building
- + Two-story, 16,000 SF corporate office
- + 33,000 SF, 24' clear warehouse
- + 8 loading docks, 1 oversized drive-in door



BUILDING 2 4353 SEMINOLE TRAIL

- + 12,000 SF showroom/office/flex/retail
- + 11,100 SF currently built out
- + 900 SF warehouse
- + 3 loading docks
- + Heavy power & extensive wiring

4351 SEMINOLE TRAIL



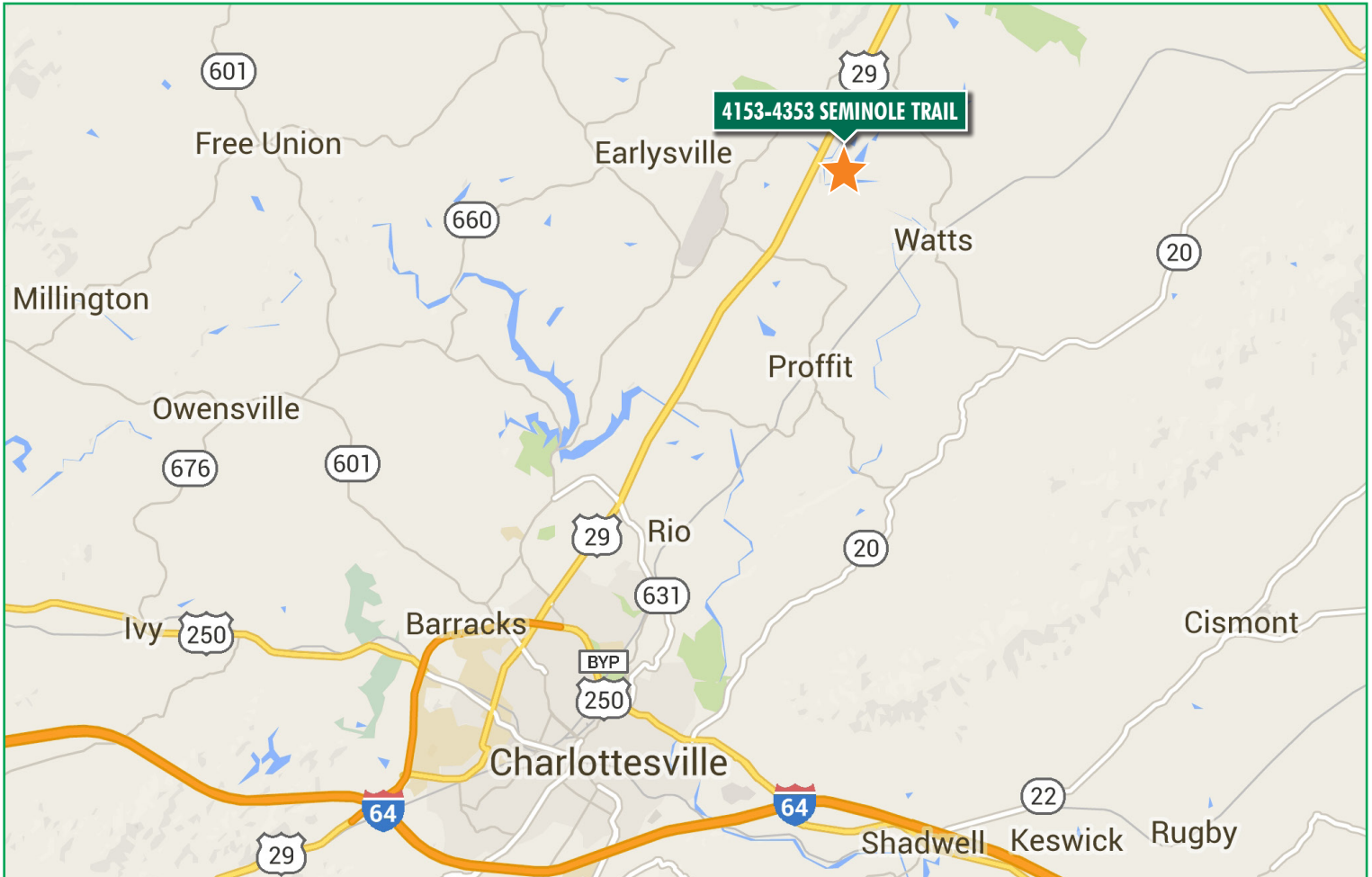
4353 SEMINOLE TRAIL



4153 - 4353 SEMINOLE TRAIL



LOCATION MAP



EXCLUSIVE AGENTS

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